

APPROVED MINUTES

TOWN OF ROCKY HILL PLANNING AND ZONING COMMISSION SPECIAL MEETING OF APRIL 22, 2015

CALL TO ORDER

Chairman Desai called the Wednesday, April 22, 2015, meeting to order at 6:31 p.m. in the Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: Dimple Desai, Chairman
Victor Zarrilli, Secretary
Giuseppe Aglieco
Carmen D'Agostino

Alternate: William O'Sullivan
Sean Hussey

Also Present: Kimberley A. Ricci, Town Planner/Asst. ZEO

Absent: Kevin Clements, Vice Chairman
Michael Casasanta

***Commissioner O'Sullivan voted in the absence of Commissioner Clements.**

1. CONTINUATION OF PUBLIC HEARING(S)

A. Special Permit/Site Plan Application, SMS Realty, LLC, proposing to build two office buildings in two phases totaling 18,040 sq. ft. and associated site improvements for property located at 91 Corporate Place in an OP_ Office Park Zoning District, ID #12-185;

Mr. Thomas Bulzak, Professional Engineer and Land Surveyor with EcoDesign, LLC. in Avon addressed the Commission representing SMS Realty. He noted that the Open Space and Conservation Commission did issue a permit for this proposal. There were some changes made to the parking spaces at the request of the Commission. They reduced the size of most of the parking spaces to 18'x9.5'. They are asking for a waiver for the width of the remaining parking spaces to allow the width to remain at 10'.

Mrs. Ricci confirmed that the Open Space and Wetlands Commission did approve a Class B permit with conditions for this application.

Public Comment

None.

Commission Comments/Questions

Commissioner O'Sullivan asked if the resizing of the parking spaces reduce the total impervious area. Mr. Bulzak said there was a small reduction. They did increase the size of the island in the middle of the parking lot but 2' on each side.

A MOTION was made by Commissioner Zarrilli to close the public hearing for Special Permit/Site Plan Application, SMS Realty, LLC, proposing to build two office buildings in two phases totaling 18,040 sq. ft. and associated site improvements for property located at 91 Corporate Place in an OP_ Office Park Zoning District, ID #12-185. Seconded by Commissioner D'Agostino, All were in Favor, MOTION CARRIED UNANIMOUSLY.

B. Proposed Zoning Regulation Amendments, Town of Rocky Hill, noted as follows related to mixed-use development and multifamily housing:

**1. Proposed Zoning Regulation Amendments, Town of Rocky Hill, proposing to modify the Rocky Hill Zoning Regulations: **

2. Remove Section 4.1.3 Site Plan Uses D. Mixed-uses, in the OP – Office Park Zoning District;

3. Delete the language in Section 4.1.2 Site Plan Uses F “mixed commercial and residential uses” and Add Section 4.1.2 Special Permit Uses S “mixed use,” in the C-MX Commercial - mixed used Zoning District, in accordance with Section 7.14;

4. Add Section 4.1.2A C-MX Commercial – Mixed Use Zoning District Purpose: To provide an area within the center of Town where mixed use development , Section 7.14, would be allowed with a Special Permit or the uses of the underlying C-Commercial Zone would be allowed as indicated in Section 4.1.2

5. Delete the language in Section 4.1.5 J Special Permit Uses “mixed-uses, and” and label Special Permit Uses 4.1.5.K as 4.1.5.J Marinas;

6. Modify Section 4.3.5 Add: This Section is not applicable to Mixed Use Developments approved under Section 7.14

7. Add to and/or replace existing definitions within Section 2.2 DEFINITIONS:

Affordable Housing: housing for which people and families pay thirty percent (30 %) or less of their annual income, where such income is less than or equal to eighty percent (80%) of the area mean income for the municipality in which such housing is located, as determined by the United States Department of Housing and Urban Development

Affordable Housing Set Aside: ten (10) percent of housing units in a mixed use development, are to be designated as “affordable housing,” as defined herein, when the number of residential units on site is ten (10) or more total

Apartment: a suite of rooms forming one residence or dwelling unit

Apartment Building: a building containing several apartment style dwelling units for lease

Duplex Residence: two joined residential dwelling units

Mixed Use: a combination of (i) a commercial use or uses permitted in, and meeting the applicable standards of, the underlying district, which use or uses shall include retail, (ii) residential use; and (iii) recreational, cultural, civic and/or educational uses not limited to occupants and guests of the residential component. All categories of use shall be substantial elements of the overall project, shall be complementary and shall be physically and functionally integrated. The project shall be designed to facilitate and encourage internal and external pedestrian access to the extent reasonably practicable

Mixed Use Development: a combination of a residential use or uses and a non-residential use or uses in a single building or in a cohesive planned development in more than one building

Multifamily Housing: allowed as a component of a mixed use development is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building, with or without party walls or several buildings within one complex. A common form is an apartment building. Sometimes units in a multi-family residential building are condominiums, where typically the units are owned individually rather than leased from a single apartment building owner.

8. Add Section 7.14 Mixed Use Development

The Commission may grant a Special Permit and Site Plan approval for a Mixed Use Development in a C-Commercial Zoning District, provided the proposed development meets the applicable definitions and requirements under this Section 7.14, 2.2, 8.2 and 8.3 of these Regulations as may be amended.

7.14 A. Height and Area Requirements:

1. Building Height: If more than one building is proposed within a mixed use development, the buildings should be at varying heights. Building height is not to exceed 45 feet or 4 stories.

2. Building Setbacks: Front yard setback can range between 10 feet and 35 feet. Applicants, in writing, can request a front yard setback less than 10 feet providing the change would not create a sightline hazard or other hazard; and in front of the building vegetative

elements are incorporated. Side Yard and Rear Yard Setbacks are to meet those of the underlying district.

3. Minimum Impervious/landscaped area: There is to be a minimum of 30% impervious area on site distributed throughout the site. Vegetative buffering is to be provided alongside and rear property boundaries

7.14 B Parking Requirements/Traffic:

Shared parking is required. The Applicant, in writing, shall the present the proposed uses in general within the proposed development, their parking needs, and requirements as well as the overall parking and circulation plan.

7.14 C Multifamily Housing/Affordable Housing:

Multifamily housing is allowed in a mixed use development in the form of rental units and/or condominium units. Multifamily units are to consist of a mix of studio units, as well as one and two bedroom units, so as to provide a broad base housing choice. Affordable housing units as defined in Section 2.2, shall be required where at least ten (10) residential units are proposed as a part of a mixed use development.

7.14 E In addition to other criteria contained elsewhere in these Regulations, applications for a Special Permit and Site Plan approval for a mixed use development shall comply with the following:

- 1. Special Permit Requirements in Section 8.3;**
- 2. Site Plan Requirements in Section 8.2;**
- 3. Properties are to be served by public water and public sewer;**
- 4. Public sidewalks are to be provided along the street frontage and throughout the development with areas of refuge such as but not limited to benches, other areas for sitting;**
- 5. Commercial Vehicles as defined in Section 2.2 are prohibited from overnight parking unless associated with an on-site commercial business and appropriately screened from the public street and on site and nearby residential units;**
- 6. The design guidelines as developed for the Silas Deane Highway, The Silas Deane A Vision for Reinvestment. Action Items and Design Guidelines are to be considered with respect to project and building design.**

9. Add in the Rocky Hill Zoning Regulations Appendix E:

The Silas Deane A Vision for Reinvestment Action Items and Design Guidelines, Wethersfield and Rocky Hill, Connecticut, prepared by Fuss & O'Neill in association with Ferrero Hixon Assoc., dated April 2006.

Mrs. Ricci said they are striking the mixed use definition in Section 2.2 due to redundancy. She pointed out several issues that were brought up at the last meeting, including:

- Concerns from the public about the affordable housing set aside issue concerning rental units versus owner-occupied units.
- The inclusion of four story buildings in the Old Main Street area. Staff agrees that area could be eliminated from the zone if the Commissioner desires.
- Request that school impact statements be required for multi-family projects.
- Traffic concerns in the Pratt Street/Main Street/Dividend Road area. Mrs. Ricci said the special permit process does address traffic issues.
- Desire for underground utilities in new developments.

Public Comment

Ms. Krista Mariner of 58 Farms Village Road addressed the Commission. She again asked that any applications for multi-family housing include a school impact statement. She feels that multi-family housing in Rocky Hill should be discouraged. She believes the 2-bedroom limitation should be removed or revised and three bedroom condo units should be allowed. She would like to see uniformity and consistency in the Zoning Regulations for multi-family housing. She is in favor of Commissioner O'Sullivan's revised definition for affordable housing set aside.

Mr. Charlie Wisnioski of 670 Old Main Street addressed the Commission. Pointed out an error in Section 7.14, it should read "there is to be a minimum of 30% *landscaped* area on site" and he suggested that this section include more specificity. He said the changes in the zones along Main Street are creating an incentive for people to sell their properties off for more intensive use. He suggested ending the zone just south of the post office.

Mr. John Boyd of 2485 Main Street said he would send a video to Mrs. Ricci, which shows the area of Pratt Street Extension and Main Street where this mixed use is being considered. His main concern is the additional traffic that will be generated with this type of development. They need to consider ways to change the traffic patterns in this area. He suggested blocking off Pratt Street Extension and encourages use of roads through the Industrial Park and Old Forge, leading to the Silas Deane Highway. Mrs. Ricci again noted that there are traffic related requirement as part of the Special Permitting process. Also, the Planning and Zoning Commission is updating their POCD with a public hearing being held June 8th. She said she would bring up his concerns at that meeting. Mr. Boyd noted for the record that he disagrees with the Commission that if you are rezoning an area, you don't have to deal with the infrastructure issues as part of that rezoning.

Mr. Jim Zagroba of 263 Meadow Road said he would like to keep Pratt Street open to through traffic. He doesn't use Glastonbury Avenue because of the traffic problems. He doesn't

understand how this area could be designated for a multi-use zone that will increase the traffic issues. He said he wants to put the Town on notice in case anyone gets hurt in the future. He is happy the mixed-use element is being taken out of the waterfront district.

Attorney Tom Regan with Brown Rudnick, LLP., in Hartford addressed the Commission representing Morgan Read Rocky Hill, who are the Owners of the former Ames Property. They have two concerns regarding these regulations. The first is the application of affordable to for sale product. They are in favor of Commissioner O'Sullivan's modification of the language, which they feel will give the Commission flexibility. They understand the 10% requirement for rental units but not for for sale units. The second matter they are concerned about is the flexibility on the bedroom issue. They feel there needs to be some ability for 3-bedroom units particularly for for sale townhouse type units. They would also like to see some percentage of multi-family rentals be three bedrooms.

Mr. Joe Gianettini of Morgan Reed Rocky Hill, LLC. said he previously submitted an email with his concerns and is here to answer any questions the Commission may have. He again reiterated the importance of the three issues Atty. Regan brought up.

Commissioner Comments/Questions

Commissioner O'Sullivan said he did propose making a distinction regarding the 10% set aside for for rent units and for sale units. He proposed as making the 10% mandatory for rental properties but making it more discretionary for for sale units. This would give the Commission flexibility in the context of a special permit application to consider the specifics of the application as to whether the 10% requirement would be a hardship. As far as the number of bedrooms, he feels it makes sense to make a distinction between apartments and town homes. He believes there should be a cap of 2 bedrooms for apartments but that 2 bedroom units should be permitted for townhouses.

Atty. Regan said there are concerns about the impact three bedroom units would have on the school system. He said the yield from a 3 bedroom townhouse project is extremely low as far as the number of school children entering the school system.

Commissioner Zarrilli suggested that they include a definition of townhouse in the Regulations.

Chairman Desai said he is in favor of requiring the 10% affordability for owner occupied units. Even though Rocky Hill has a high number of apartment units, they have the lowest percentage of affordable units compared to surrounding towns. He said he would like to bring Rocky Hill to a point where they are exempt from 8-30g because they offer a sufficient number of affordable units, which is 10%. Mrs. Ricci noted that according to the recently published 2014 Affordable Housing Appeals List, Rocky Hill has 5.2 % of their housing units designated as affordable.

Commissioner O'Sullivan said he wouldn't want to have a situation where the only way a mixed-use development could be built is with HUD money or money from some other federal agency.

Mr. Wisnioski asked if the mixed use zone would be in any other location in town besides the Town Center area. Mrs. Ricci said no, this is the only place that use would be allowed. He feels the Chairman is going beyond the “four corners of the application” by advocating for the 10% threshold for affordable housing.

Ms. Mariner read from the State of Connecticut Department of Housing website:

“The Department of Housing strengthens and revitalizes communities by promoting affordable housing opportunities. The Department seeks to eliminate homelessness and to catalyze the creation and preservation of quality, affordable housing to meet the needs of all individuals and families statewide to ensure that Connecticut continues to be a great place to live and work.

The Department of Housing (DOH) works in concert with municipal leaders, public agencies, community groups, local housing authorities, and other housing developers in the planning and development of affordable homeownership and rental housing units, the preservation of existing multi-family housing developments, community revitalization and financial and other support for our most vulnerable residents through our funding and technical support programs. As the State's lead agency for all matters relating to housing, DOH provides leadership for all aspects of policy and planning relating to the development, redevelopment, preservation, maintenance and improvement of housing serving very low, low, and moderate income individuals and families. DOH is also responsible for overseeing compliance with applicable statutes, regulations and financial assistance agreements for funded activities through long-term program compliance monitoring.”

She noted that Chairman Desai is the Community Development Director for the Connecticut Department of Housing, specifically the Community Development Block Grant Small Cities and Technical Services.

Mr. Wisnioski said if the Town wants to encourage more apartments the Commission needs to make the regulations clearer and not just allow it in areas where there are contiguous blocks. Mrs. Ricci said their intent is to take a step towards the creation of a Town Center coupled with the Town's historic areas. This is also a step towards what is being suggested in the POCD that is being updated. Chairman Desai pointed out that apartments would only be allowed in the mixed-use zone and even then only with a special permit. Mr. Wisnioski said he believes it would be best for everyone if the Commission takes more time to make sure this change can't be challenged in the future.

Mr. Jim Zagroba of 263 Meadow Road said he takes exception to the fact that the Town is going to “experiment” with this zone especially in the area of the waterfront and Glastonbury Avenue. The people along the waterfront don't want mixed use in this area.

A MOTION was made by Commissioner O'Sullivan to close the public hearing for Proposed Zoning Regulation Amendments, Town of Rocky Hill, to mixed-use development and multifamily housing. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

C. Proposed Zoning Map Amendment, Town of Rocky Hill, proposing to create the C-MX Zoning District, which would allow for mixed use development under a Special Permit process, Reference Item 1D above, as well as uses in the C-Commercial Zoning District, Properties included ID# 10-006- /+10-027, 10-037-/+10-047, 10-179-/+186, 10-208-/+219 and 10-339 (southerly bounded by Pratt Street and # 2433 Main Street, easterly running along Main Street to the eastern boundary of 2360 Main and #12 Glastonbury Avenue and 748/750 Main Street, across Old Main Street and running along the west side of Old Main Street northerly to the intersection of Church Street, thence westerly along the northern boundary of Ferry Landing Condominiums to the Silas Deane Highway immediate north of # 2192 Silas Deane, across the street along the north and westerly boundary of # 2189 Silas Deane and following the rear property boundaries of those lots south of 2189 Silas Deane on the west side of the street inclusive of 45 Elm Street, across Elm Street running southerly including #30 Elm Street on the westerly border continuing south to include #5 Garden street on the western border back to point of beginning);

Mrs. Ricci said at the last meeting there were request from some residents to remove the homes north of the Town Campus from this District. Some residents suggested removing the town campus as well. Mrs. Ricci said she agrees with the suggestion of removing the residences.

Mr. Wisnioski said he doesn't believe the map should be changed. He thinks there is a natural boundary at the police station. Past that is a Historic District with houses on the east side of Old Main being non-conforming as far as their setbacks. He doesn't think it is a good planning decision to include this area.

Mr. Zagroba said he is against modifying the zoning map as presented.

A MOTION was made by Commissioner Zarrilli to close the public hearing for Proposed Zoning Map Amendment, Town of Rocky Hill, proposing to create the C-MX Zoning District, which would allow for mixed use development under a Special Permit process, Reference Item 1D above, as well as uses in the C-Commercial Zoning District, Properties. Motion was seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

A MOTION was made by Commissioner Zarrilli for a 5-minute recess. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

A MOTION was made by Commissioner Zarrilli to come out of recess. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

2. CALL TO ORDER

Chairman Desai called the regular meeting to order.

3. PUBLIC

No comment from the public at this time.

4. ADOPT AGENDA

A MOTION was made by Commissioner Zarrilli to adopt the Agenda. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A MOTION was made by Commissioner Zarrilli to adopt the Consent Agenda. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

There was nothing on the Consent Agenda.

6. AGENDA ITEMS

A. Special Permit/Site Plan Application, SMS Realty, LLC, proposing to build two office buildings in two phases totaling 18,040 sq. ft. and associated site improvements for property located at 91 Corporate Place in an OP- Office Park Zoning District, ID #12-185;

A MOTION was made by Commissioner Zarrilli to approve the Special Permit/Site Plan Application, SMS Realty, LLC, proposing to build two office buildings in two phases totaling 18,040 sq. ft. and associated site improvements for property located at 91 Corporate Place in an OP- Office Park Zoning District, ID #12-185. Seconded by Commissioner O'Sullivan.

A FRIENDLY AMENDMENT was made by Commissioner O'Sullivan to include all staff comments. Friendly Amendment accepted.

Commissioner Zarrilli said he made the motion because he feels the application adheres to the POCD and all site plan requirements were met. All Commissioner's agreed with Commissioner Zarrilli's comments.

All were in favor, MOTION CARRIED UNANIMOUSLY.

B. Pre-Application Review, Matthew Ranelli representing Cumberland Farms, Inc., for a convenience store with gas, for property located on 1761, 1765 and 1775 Silas Deane Highway, in a C-Commercial Zoning District;

Mrs. Ricci said this is only a preliminary review and any comments or feedback from the Commission is non-binding.

Attorney Joe Williams of Shipman and Goodwin in Hartford addressed the Commission. They are looking for feedback from the Commission in order to present a better application in the future. The architecture they are proposing in this site is nearly identical as what was approved on Route 3. The 3 parcels are just under 1 acre and there are 4 buildings on the property, Interstate Liquor, Scuba Shack, a floral shop and a woodworking business. The site has about 85% impervious coverage and is in the Commercial District.

They are proposing to remove the four buildings and replace it with a 4,700 sq. ft. convenience store with 6 pumps and a canopy. The impervious surface will be reduced to about 79%. They are narrowing the driveway in attempts to improve the safety of the access and circulation of the site.

Mr. Patrick O'Leary, Principal with VHB in Wethersfield addressed the Commission to discuss the proposed condition of the site. There will be a 4,700 sq. ft. building with 6 gas pumps and new storage tanks. Access to the site will be through one full service curb cut across from Marshall Road. This will require reconfiguration of the signal system in the area. They will have to widen the Silas Deane Hwy to provide a dedicated left-hand turn lane in the westbound direction coming into the site. They are also proposing a right-in access only for passenger vehicles coming into the site to minimize congestion. Trucks will be able to circulate around the canopy and park on the concrete pad for the tanks. The store will operate 24 hours a day. Right now the site has little landscaping but they will be improving the streetscape along the Silas Deane Highway.

Commissioner Zarrilli asked for an explanation of the traffic flow at the gas pumps, which was given by Mr. O'Leary. Commissioner Zarrilli asked about the signage for the store. Mr. O'Leary said they would have a sign similar to what is being used at the location on Route 3. It would be far enough back that cars leaving the site will have no site line issues. Commissioner Zarrilli asked about the landscaping on the northern and southern property lines. Mr. O'Leary said one side would have a 6' vinyl clad fence in conjunction with a mixture of deciduous trees. The other side would have coniferous trees to provide a denser buffer throughout the year. The side to the south will have deciduous trees with a heavy cluster to shield the dumpster area.

Commissioner Aglieco asked for more details about the widening of the Silas Deane Highway. Mr. O'Leary said they intend to provide a dedicated left hand turn lane and he anticipates slight widening on both sides of the street. Commissioner Aglieco asked if there would be signage at the entrances. Mr. O'Leary said only traffic control signage, not advertising.

Commissioner D'Agostino asked if the existing curb cut would remain where it is. Mr. O'Leary said it would have to be shifted slightly to line up with Marshall Road. They did look into the possibility of providing interconnectivity between abutting sites but because of the grade difference between sites, it isn't possible. The grades will be close to what is on the site today.

C. Site Plan Application, Pratt & Whitney, Division of United Technologies Corporation, for sediment remediation project of approximately 480 cubic yards of sediment within Dividend Brook and associated restoration work for property

located to the rear of 60 Belamose Avenue and property of the Town of Rocky Hill, CT, ID#18-088 and ID#18-089

Mr. Chris Winter from Loureiro Engineering in Plainville addressed the Commission. The project entails the removal of zinc impacted soils within Dividend Brook at two locations. The depth of excavation is approximately 1.5'. One area is about 8,500 sq. ft. and there is a smaller area of about 160 sq. ft. Access to the site is across the landfill and for the larger area water from Dividend Brook will have to be diverted away from the excavation site. For the smaller area they will erect a 4-sided trench box without disturbing the channel. Contaminated materials will be replaced with clean material to the same grade.

Mrs. Ricci said this application is currently before the Wetlands Commission and no decision can be made by Planning and Zoning Commission until Wetlands makes their ruling. This is before the Commission this evening because of the Flood Plain Damage Prevention Ordinance.

Mr. Winter said they have received comments from the Engineering Dept., which were incorporated into the plans.

Commissioner Comments/Questions

Commissioner Aglieco asked if there is any more work to be performed on the site. Mr. Winter said once this is done the site will be in compliance with Connecticut Remediation Standards. Mr. David Kleiner of United Technologies said there are environmental land use restrictions on the site.

A MOTION was made by Commissioner Zarrilli to table the Site Plan Application, Pratt & Whitney, Division of United Technologies Corporation, for sediment remediation project of approximately 480 cubic yards of sediment within Dividend Brook and associated restoration work for property located to the rear of 60 Belamose Avenue and property of the Town of Rocky Hill, CT, ID#18-088 and ID#18-089. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

D. Proposed Zoning Regulation Amendments, Town of Rocky Hill, modifying or adding Zoning Regulations related to Mixed Uses/Multi-family housing, Sections: 2.2, 4.1.2 and 4.1.2 A, 4.1.3, 4.1.5, 4.3.5, 7.14, Appendix E; (Reference Item 1B Public Hearing, continued from March 18, 2015);

A MOTION was made by Commissioner O'Sullivan to approve the Proposed Zoning Regulation Amendments, Town of Rocky Hill, modifying or adding Zoning Regulations related to Mixed Uses/Multi-family housing, Sections: 2.2, 4.1.2 and 4.1.2 A, 4.1.3, 4.1.5, 4.3.5, 7.14, with the following modifications:

- **That the submitted definition of affordable housing be retained**
- **That the proposed definition of affordable housing set aside be modified as follows: the proposed language deleted and replaced with the following, "Affordable**

Housing Set Aside: when the number of multifamily housing units in a mixed-use development is 10 or more total, 10% of such units that are Apartment Units are required to be designated as Affordable Housing as defined herein, and 10% of such units that are Condominium Units are encouraged to be designated at Affordable Housing as defined herein.

- That the submitted definition of apartment be deleted and in its place that the following definition be added, “Apartment Unit: A room or suite of rooms, including no more than 2 bedrooms, that is a portion of a structure containing multi-family housing and/or a non/residential use, and that is rented, leased or hired out to be occupied as a home or residence of one or more persons”
- That the submitted definition of Apartment Building be deleted.
- That the proposed definition of Duplex Residence be deleted
- That the proposed definition of Mixed Use be retained as submitted
- That the definition of Mixed-Use Development that as submitted and struck out, remains stricken out
- That they add a definition for Condominium Unit that reads as follows: “Condominium Unit: An individually sold room or suite of rooms, including no more than 3 bedrooms, that is a portion of a structure containing Multi-family Housing and occupied as a home or residence of one or more persons.”
- That the definition of Multi-family Housing as submitted be modified as follows, delete what has been submitted and replace it with the following, “Multi-Family Housing: allowed only as a component as a Mixed Use development, and is a classification of housing in which multiple Apartment Units and or Condominium Units are contained within one or more buildings within one complex. Any proposal for more than 50 units of Multi-family Housing must be supported by a school impact study.
- That the language at Section 7.14 A 3., which contains an error be changed from “minimum of 30% *impervious*” to “minimum of 30% *landscaped* ...”
- Section 7.14 C. Definition of Multi-Family Housing/Affordable Housing...delete what was submitted and replace it with the following: “Multi-family Housing, as defined herein, is allowed in a Mixed-use Development, subject to the Affordable Housing Set Aside, as defined herein.”

Motion seconded by Commissioner Zarrilli.

Commissioner Zarrilli said he would like to include any staff comments. He feels this is a great step for Rocky Hill and will be in concert with the soon to be adopted POCD.

A FRIENDLY AMENDMENT was made by Commissioner Zarrilli to change the line reading “Any proposal for more than 50 units of Multi-family Housing must be supported by a school impact study.” To “Any proposal for more than 25 units of Multi-family Housing must be supported by a school impact study. **FRIENDLY AMENDMENT ACCEPTED.**

Chairman Desai said he believes these Regulations are a step in the right direction and although it may be amended in the future, these multifamily regulations were needed. Mrs. Ricci said she will notify the Town Manager and Town Council of these new Regulations. She will find out if further action needs to be taken as far as the moratorium on multi-family housing.

All were in favor, MOTION CARRIED UNANIMOUSLY.

E. Proposed Zoning Map Amendment, Town of Rocky Hill, Proposing to create the C-MX Zoning District, (Reference Item 1C above, Continued from March 18, 2015):

A MOTION was made by Commissioner Zarrilli to approve the Proposed Zoning Map Amendment, Town of Rocky Hill, Proposing to create the C-MX Zoning District, as legally advertised, including all staff comments and removing the triangle north of the Town Complex. Motion seconded by Commissioner O’Sullivan. Commissioner Zarrilli said he believes this is a great step in all the work they did on the POCD and with the previously approved amendments to the Regulations for multifamily housing and feels this is a great step forward in creating a town center. Chairman Desai said this change is in concert with their efforts to create a walkable town center as described in their POCD. **All were in favor, MOTION CARRIED UNANIMOUSLY.**

7. ANY OTHER BUSINESS

Students from the University of Connecticut Land Use Planning Course gave presentations on the following topics:

- Home Occupations – Katherine Goodrow
- Short-Term Rentals – Thomas Petschauer
- Temporary Signs – Emily Deans
- Low Impact Development – William Fuentes

8. COMMUNICATIONS

9. APPROVE BILLS

A. Planimetrics Invoice #1097 for \$6,345.64;

A MOTION was made by Commissioner Zarrilli to approve Planimetrics Invoice #1097 for \$6,345.64. Motion was seconded by Commissioner O’Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

10. ADJOURN

A MOTION was made by Commissioner Zarrilli to adjourn the meeting at 10:30 p.m. Motion was seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Eileen A. Knapp
Recording Secretary